

PUBLIC HEARING AND PLAN COMMISSION MEETING APRIL 29, 2014

Notice of the Public Hearing on the proposed Rezoning for the vacant property, Lot 2 of CSM 9124 VOL82/185, Tax Key no. WLSV14559874002 from I-1 Zoning to R-3 Zoning, was published in the Kettle Moraine Index and posted in the Village of Wales. The Public Hearing was held at the Wales Village Hall, located at 129 West Main Street.

The Public Hearing was opened at 7:00 p.m. by Chairman Jeff Roth.

Present: Wanda Gosa, Jeff Roth, Jeffery Flaws, John Meyer, Alan Theis, Larry Rigden and Dave Jennings

Excused: Wayne McStrack and Patrick Hess.

Also Present: Deputy Clerk-Treasurer Wigderson; Clerk-Treasurer Tamez; Scott Hussinger, Village Building Inspector; Steve Hanson, Village Engineer; Chris Jaekels, Village Attorney; Tony Wasielewski of the Wales Genesee Fire Department; Steve Hale, W339 S3028 Hwy C, Oconomowoc, WI 53066; Chris Otto; Mike Wegner, 614 Mt. Snowdon; Dale Zabel of KMSD; Scott King; Dean Mickle; Bill Meyers; Don Murn; Dee & Rick Nierzwicki, 101 James Street; Jim & Cheri Casamassa; Eric Hardmann; Richard Kummrow, 205 Kummrow Court; Roger Duchow and Steve Chandler, 207 Main Street.

PUBLIC HEARING

Rick Nierzwicki of 101 James Street stated that he would like to see a business on the lot that would shut down in the evening or have it remain the same – vacant.

Jim Casamassa would like to see what is going to be done on the property and would like to know who is purchasing the lot.

Scott King of 212 Park Street, would like to see the possible home match the homes in the area.

The original Zoning of this property was R-3. In 2009, when the Zoning Code was updated the lot was rezoned to I-1 Institutional Zoning. R-3 allows a single building which could be either a single family or two-family home.

The Public Hearing was closed at 7:16 p.m.

PLAN COMMISSION MEETING

The Regular Plan Commission meeting was called to order at 7:16 p.m. by Chairman Jeff Roth. Members present Jeff Roth, Jeffery Flaws, Wanda Gosa, Dave Jennings, John Meyer, Alan Theis and Larry Rigden.

Excused: Wayne McStrack and Patrick Hess

Also Present: Deputy Clerk-Treasurer Wigderson; Clerk-Treasurer Tamez; Scott Hussinger, Village Building Inspector; Steve Hanson, Village Engineer; Chris Jaekels, Village Attorney; Tony Wasielewski of the Wales Genesee Fire Department; Steve Hale, W339 S3028 Hwy C, Oconomowoc, WI 53066; Chris Otto; Mike Wegner, 614 Mt. Snowdon; Dale Zabel of KMSD; Scott King; Dean Mickle; Bill Meyers; Don Murn; Dee & Rick Nierzwicki, 101 James Street; Jim & Cheri Casamassa; Eric Hardmann; Richard Kummrow, 205 Kummrow Court; Roger Duchow and Steve Chandler, 207 Main Street.

It was noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting of March 25, 2014. Motion by John Meyer to approve the amended minutes and waive the requirement of reading same, second by David Jennings, motion passed. Wanda Gosa, Alan Theis and Jeff Flaws abstained.

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PUBLIC COMMENT

Bill Meyers would like to purchase the vacant lot between the Wales Quick Lube and Bright Ideas. He would like to put a storage building on the property. The property is zoned B-2, and storage buildings are allowed in M-1 Zoning. Could the parcel be rezoned to M-1? Mr. Meyers should talk to the Village Building Inspector to see what his options could be.

REQUEST FOR APPROVAL CHANGE IN EXISTING SIGNAGE STATE FARM INSURANCE 214 SOUTH WALES ROAD

REQUESTED BY: Clark Chiaverotti
214 South Wales Road
Wales, WI 53183

DISCUSSION: The change is requested because State Farm Insurance is altering their corporate logo color scheme. The sign face is the only thing changing. The sign will have 2/3rds red background and 1/3 white background. The lettering will be white on the red background and red on the white background. The sign will be 3' x 8'. The new sign will not be installed until after the road construction is complete.

MOTION: Motion by Jeff Flaws to recommend approval of the Change in Existing Signage, as submitted, second Dave Jennings. Motion passed unopposed.

REQUEST FOR APPROVAL CERTIFIED SURVEY MAP EXTRA-TERRITORIAL, TOWN OF GENESEE OLDE OAK PASS & HWY C

REQUESTED BY: Stephan Hale
W339 S3028 CTH C
Oconomowoc, WI 53066

PRESENTED BY: Stephan Hale

DISCUSSION: The Certified Survey Map has been approved by the Town of Genesee. They are adding 1.29 acres to the development, which will allow them to add one more lot. The road currently ends in a "T" in anticipation of the construction of a future road; a cul-de-sac will now be installed to replace the "T."

MOTION: Motion by Wanda Gosa to recommend approval of the Certified Survey Map, Extra-Territorial, as submitted, second Alan Theis. Motion passed unopposed.

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**REQUEST FOR APPROVAL
REZONE LOT 2 OF CSM 9124 VOL 82/185
VACANT LAND
JERUSALEM PRESBYTERIAN CHURCH**

REQUESTED BY: Jerusalem Presbyterian Church
207 W Main Street
Wales, WI 53183

PRESENTED BY: Steve Chandler

DISCUSSION: There were 18 letters sent out. There were 8 returned; all in favor of the rezoning. Is it possible to rezone the lot to R-2? That would allow only a single family home. It cannot be rezoned to R-2, because that would be "spot" zoning. The Zoning should be R-3 to be consistent with the zoning around the parcel. The Building Inspector would be able offer some relief on the setbacks for the side and rear lot lines. The lot will most likely have a "Park Street" address and the driveway would be on Park Street as well. John Meyer would like to see the Village purchase the property and have it be used as parkland to connect the Glacial Drumlin Trail to Fireman's Park, but understands that the Village is unable to purchase the property.

MOTION: Motion by Jeff Flaws to recommend approval of the Rezoning from I-1 to R-3 of the Vacant Parcel, Lot 2 of CSM 9124 VOL 82/185, as submitted, second Wanda Gosa. Motion passed. John Meyer opposed.

**DISCUSSION
POSSIBLE NEW WORDING FOR
R-4 MULTI-FAMILY RESIDENTIAL DISTRICT**

DISCUSSION: The proposed new wording for Section 17.0210 A(1) would be amended as follows, "and single family dwellings pursuant to a planned unit development." Section 17.0307 A(1) would be amended as follows, "and single family dwellings pursuant to a planned unit development." Jeff Flaws recommends that this agenda item be placed on the May 2014 Plan Commission agenda for a public hearing.

**REQUEST FOR APPROVAL
SITE PLAN, PRELIMINARY & FINAL PLAT, PRELIMINARY DEVELOPMENT PLAN,
LANDSCAPING PLAN & PLANNED UNIT DEVELOPMENT AGREEMENT
FOR LINCOLNSHIRE PLACE
HWY 83 & HWY 18, MORE SPECIFICALLY KNOWN AS 410 N. WALES ROAD**

REQUESTED BY: Mark Neumann
N27 W24075 Paul Court
Pewaukee, WI 53072

PRESENTED BY: Josh Pudelko

DISCUSSION: The development will be on a private road. There will be 100 apartment units and 15 single family lots. There will be 7 buildings for the apartments. Each unit will have a one-car garage and one parking space outside. The garages will all face the inside of the development. They are proposing to have two private connections to the Glacial

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Drumlin Trail. Someone from the project will be contacting the WI DNR to see if the locations will work. The access to Hwy 83 is for emergency access only; it will be gated, but bicyclers and walkers could access Hwy 83 from this point. The clubhouse will be located between the two buildings on the east side of the private road, and can be used by both the apartment tenants and single-family home residents. The buildings will be red brick with off-white siding and windows. There will be 6 different types of apartment units, with a choice of 1 or 2 bedrooms. The developer is working with the School District on an easement to bring sewage from the school to a connection point on their property and then to the Village's sewer system. They are trying to keep as many of the mature trees as possible. They will be putting in landscaping behind the apartment buildings facing east to screen them from the school property. There will be a landscape buffer at the east end of the single-family residential lots to screen the school property. John Meyer asked if they would install fencing around the retention ponds to keep them from being an attractive nuisance. They would prefer not to put up fencing, but to use landscaping. The retention ponds do have a safety shelf on them. Are the dumpsters large enough to handle the property? Advance needs a straight 40-foot access to a dumpster. There should be a door for people to access to the dumpsters rather than using the big doors or they will always be swinging open. The trash area must be maintained and trash removed often. The Building Inspector is concerned that he will have trouble enforcing the zoning code if more than one party owns the development. The Developer stated that they would put in place a Home Owners Association and a Master Association for the entire development, and that should help with the maintaining the property. With the close proximity of the school, they could have kids parking on the road and walking to school. The road is private and we cannot enforce parking regulations on private road. It would be the Association to resolve this issue. The Fire Department has met with the Developer and their concerns have been successfully addressed. There is concern that the 12-foot easement for snow removal is not enough room. The snow may have to be trucked out. The Village is not responsible for snow removal or road maintenance. The Plan Commission would like to see more landscaping around the apartment buildings, and the developer stated that there would be more on the final plan for review at the next meeting. The Developer would like to start on the road later this year and possibly occupy by 2015. An agreement would have to be reached about using the Village sewer system's lift station as a holding tank for the development until the sewer is installed. A Developer's Agreement and Planned Unit Development Agreement must be approved prior to starting the development. The Plan Commission would like to meet with the Village Board on May 19, 2014 to go over everything one more time before the Public Hearing on May 27, 2014.

MOTION: No motion at this time. Jeff Flaws recommends that this agenda item be placed on the May 2014 Plan Commission agenda for a public hearing.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Wanda Gosa, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:58 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk-Treasurer